true ground
HOUSING PARTNERS

2025

# Impact Report

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**MISSION**

We exist to provide quality affordable housing and resident-centered programming to help residents make the most of their home.

**VISION**

Everyone deserves a place to call home—a foundation to live their dreams.

# Welcome to True Ground's 2025 Impact Report

Affordable housing is a hot topic, both here in the DMV and nationally. Numerous opinion polls agree that the public sees housing affordability as a top priority. More people are asking: how do we make it possible for everyone to have a stable, affordable place to call home? In 2025, Congress expanded affordable housing tax incentives that True Ground and other providers use to raise investment capital, and other meaningful housing legislation is in the works as well. And our state and local government partners are examining how they can commit to expanding housing opportunity, even as economic headwinds persist.

In spite of this, or perhaps because of it, True Ground Housing Partners is never daunted, and is stepping up to meet the moment. In 2023, with 2,200 homes in operation at the time, we set an ambitious goal: deliver 7,500 rental homes for our neighbors, along with services that support stability and opportunity by 2029. Today, we're nearly halfway there—3,200 apartment homes in operation, three properties under construction, and more in planning.

This year brought dramatic change and uncertainty affecting the economy, public policy, real estate development, and our residents. Nevertheless, True Ground:

- Opened Wholey Legacy Homes, named after founders Joe and Midge Wholey, transforming 31 older apartments into 234 new homes in Arlington.
- Opened Riggs Crossing Senior Residences, our first community in Washington, D.C., adding 93 apartments and ground-floor retail in Fort Totten.
- Began construction on The Sweeney, named for founders Jean Sweeney and Jack Sweeney, which will bring 432 affordable homes to Crystal City/National Landing as part of a broader redevelopment.
- We supported housing stability for over 93% of our 6,000 residents through programs that strengthen financial well-being, health and wellness, education and mentorship, civic engagement, and workforce development.
- Raised a record $4 million+ through philanthropy, including more than $1 million through Celebrate Home —a testament to this community's belief in what's possible.

Looking ahead to 2026, we're excited to keep building: completing The Linden (130 new affordable homes in Loudoun County), continuing construction on The Sweeney and The Exchange (516 homes in Tysons), advancing new developments, and strengthening resident services across True Ground communities.

None of this happens alone. To our residents, staff, donors, and public and private partners: thank you for helping build stronger foundations for dreams—one home, one relationship, and one opportunity at a time.

Onward,

**Buzz Roberts**


**TRUE GROUND BOARD MEMBERS:**

Alicia Plerhoples
Amit Kulkarni
Andy VanHorn
Bobby Rozen
Carmen Romero
Chris Hanessian
Colette Porter
John Green
Keiva Dennis
Kevin Yam
Kurt Conway
Kyle DeThomas
Latasha Edwards
LaTasha Rowe Waddy
Matt Ginivan
Pam Rothenberg
Renee Aldrich
Rita Bamberger
Susan Ingraham Bell
Tannia Talento
Ted Hicks

# Reflections from the President and CEO

As I reflect on 2025, I'm reminded that opportunities and obstacles often arrive side by side. As a region, we experienced disruptions to our local economies that directly affected True Ground: shifts in the federal workforce, threatened cuts to SNAP and Medicaid benefits, and enforcement of policies that destabilized families and created uncertainty in affordable housing and the commercial real estate industry at large. Progress in building or preserving affordability remains a key challenge for the region, as the Housing HITT Tool describes the housing gap at more than 260,000 homes.

For the 6,000 residents who call a True Ground property home, these challenges exemplify the strength of every household that find a way maintain a decent quality of life in one of the highest cost markets in America. But residents at True Ground were not alone then, and are not alone now. Our dedicated 21-person resident services staff remained centered on residents' needs, with tailored, research-backed programing and a stronger Resident Council. Together, we elevated and embedded resident voice into our work in new ways, and showed up every day with a steady commitment to our mission.

As Buzz mentioned, we stayed committed to our strategic plan and delivered on our promise to create more affordable homes, expanding into Washington, D.C., and deepening our presence in, Arlington, Loudoun, Fairfax Counties, and Montgomery County, Maryland this year alone. The permanent expansion of the Low Income Housing Tax Credit program is powerful tool that will drive our future momentum locally and nationally, as the tool aims to boost the affordable housing supply by 1.22 million units over the next decade. This alignment of public will, policy opportunity, and community need, creates an unprecedented chance to act boldly.

In the pages ahead, you'll see how we're stewarding resources responsibly, strengthening our operations, and growing with intention, supported by our new CFO, Kenneth Burton, and powered by our dedicated 60+ person staff, who support one another as they serve residents with care and consistency.

Finally, I am so pleased that we honored our dear friend and former board chair Matt Birenbaum at Celebrate Home, someone who has been so consequential to True Ground's mission and our growth. And to all of our generous donors, institutional partners and friends who helped True Ground reach new heights in our philanthropy this year—thank you for your incredible support.

As we look toward 2026, I'm confident we will continue to fight for more quality affordable homes, stronger resident-centered programs, and more neighbors with a stable foundation to live their dreams.

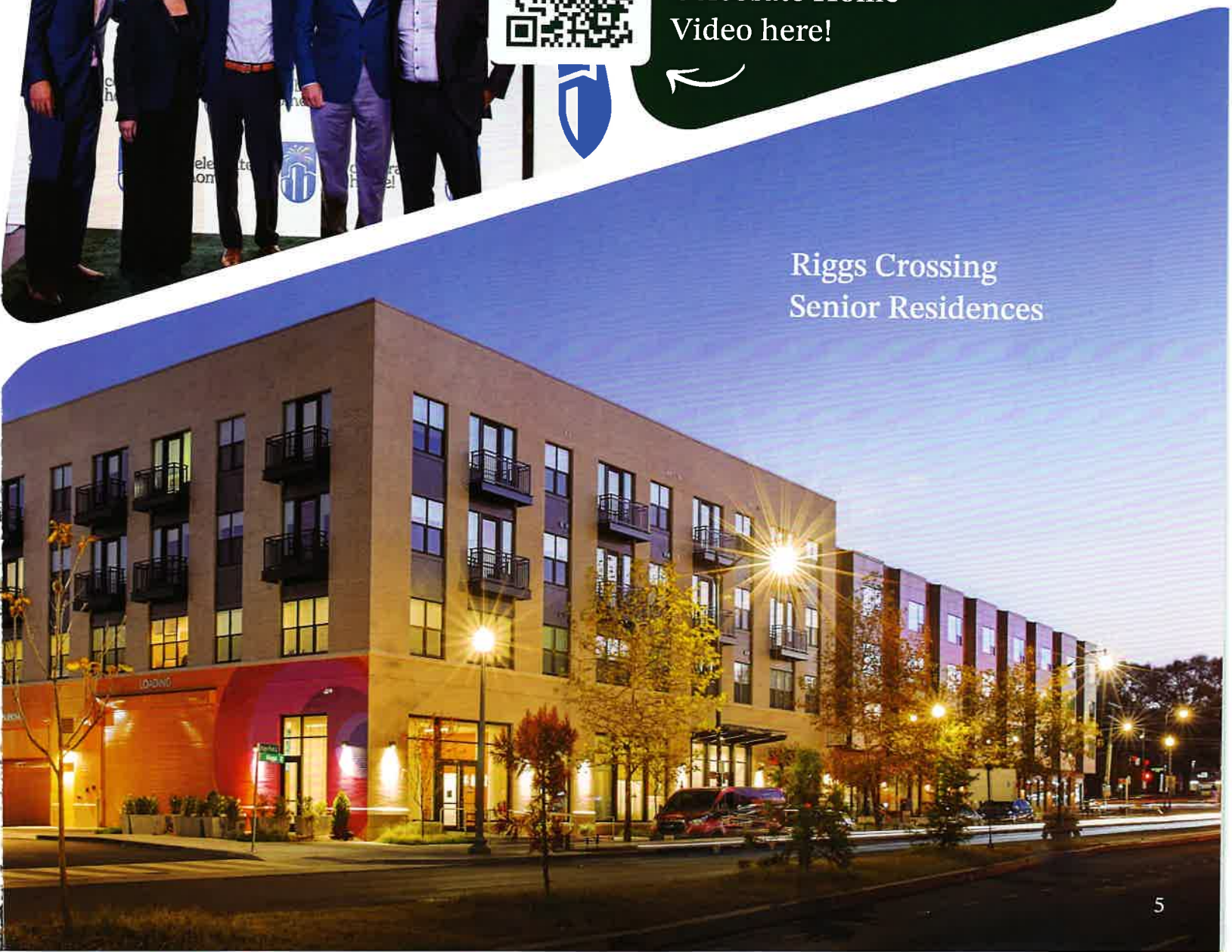
With gratitude,

**Carmen Romero**
PRESIDENT AND CEO

Carmen Romero

Meet Our Leadership Team

Watch the
Celebrate Home
Video here!



Riggs Crossing
Senior Residences

# Real Estate Builds Hope in the Region

In 2025, True Ground reached major milestones toward our goal of 7,500 homes by 2029. Whether it was breaking ground, or cutting a ribbon, each successful completion strengthened our regional footprint and reconnected us to our roots. We opened Riggs Crossing Senior Residences, our first community in Washington, D.C., and broke ground on The Linden in Loudoun County. In Arlington, we honored two founding families while expanding opportunity: Wholey Legacy Homes created 234 new homes, and The Sweeney will bring 432 homes to transit-rich National Landing in the years ahead.

While we charged forward on new construction products, the team is actively strengthening its acquisition posture to increase the preservation of affordable housing for more households. Today, there are an additional 1,688 affordable homes in active pre-development or the planning pipeline, advances that move us steadily and strategically toward our organizational goal. As excited as we are about our progress, what gives me confidence is seeing vision become impact. We're building with purpose, and the outcomes are real for the residents and communities we serve.

Importantly though, we are clear that more supply alone will not solve the housing crisis—the cost to build must be addressed. As municipalities across the region navigate budgetary constraints and tough choices, we will need new finance solutions and dedicated partners who are committed long-term affordability for our neighbors who need it most. That's why we are actively advocating with policymakers to not only adopt policies that support smart growth, but to also help curb the rising cost of housing for the industry. In an effort to be solutions partners, we are proactively standardizing design to control costs without sacrificing quality, securing creative public-private financing, and exploring tools like early acquisition capital and revolving predevelopment funds. Together, we can create communities that leave a lasting legacy of hope for generations to come. Thank you for being the partners who make this progress possible.

**Mike Chiappa**
**SENIOR VICE PRESIDENT, REAL ESTATE**

## Awards and Recognition

Unity Homes at Ballston, located at 4201 Fairfax Drive in Arlington, VA, is a 144-unit affordable community co-located with a church sanctuary and daycare adjacent to the Ballston-MU Metro station. The development includes 108 one-bedroom, 24 two-bedroom, and 12 three-bedroom apartment homes, with 15 designated as deeply affordable for permanent supportive housing.

### HOUSING& 2025 HOUSING ACHIEVEMENT AWARD

Best Large Affordable Housing Project: Unity Homes at Ballston

WATCH THE HOUSING& RECAP VIDEO HERE.

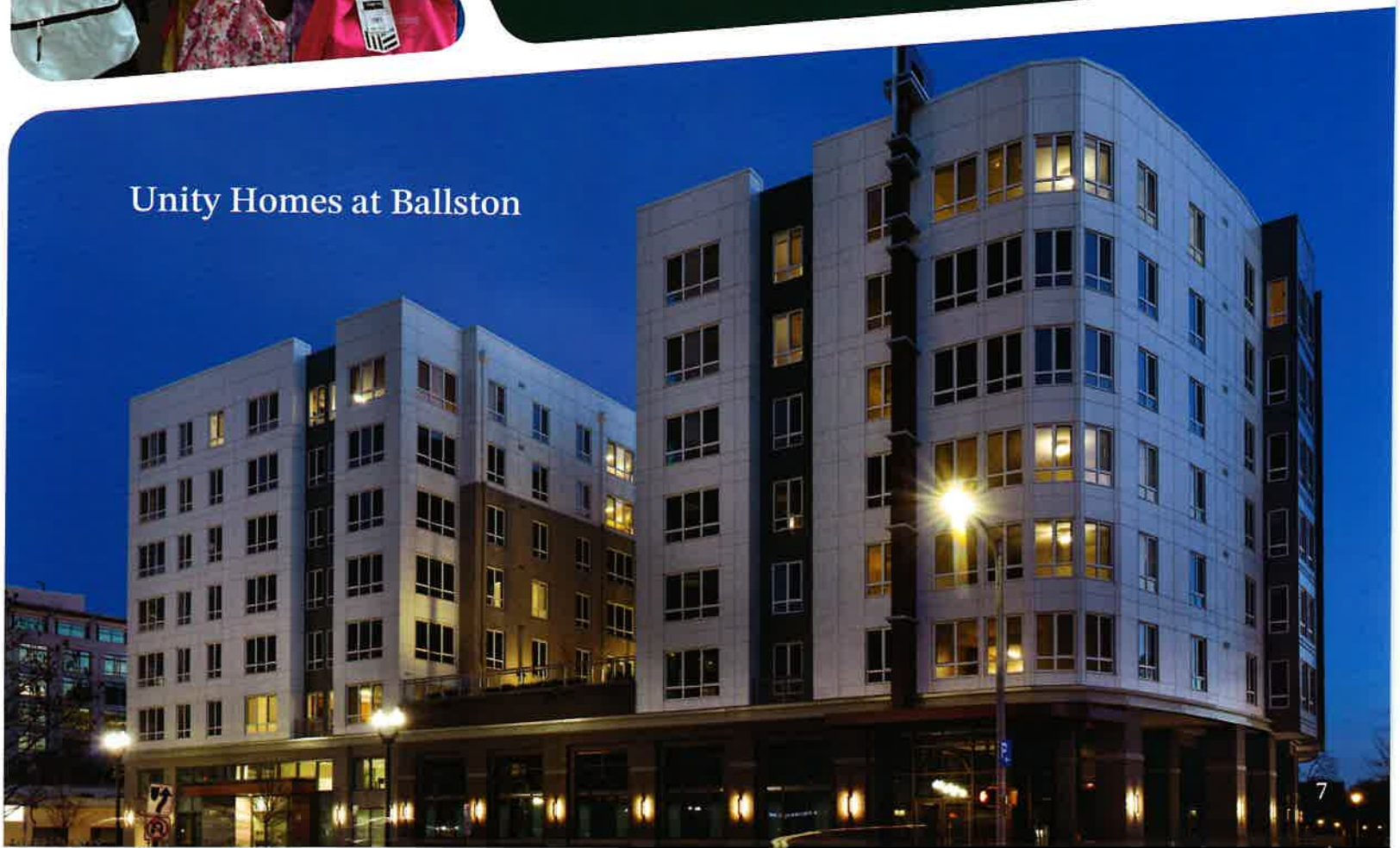
### ULI WASHINGTON 2025 AWARDS FOR EXCELLENCE

Excellence in Affordable Housing Development – Unity Homes at Ballston (Developer/Owner: Central United Methodist Church; True Ground Housing Partners)

WATCH THE ULI WASHINGTON RECAP VIDEO HERE.

*"As excited as we are about our progress, what gives me confidence is seeing vision become impact. We're building with purpose, and the outcomes are real for the residents and communities we serve."*

**- Mike Chiappa**



Unity Homes at Ballston

# Building Community, One Resident at a Time

**Marquan Jackson**
**VICE PRESIDENT, RESIDENT SERVICES**

Residents across all twenty-five True Ground communities navigated a year of rapid change. Because our team is grounded in relationships, we were able to stay close, respond quickly, and meet households where they were—listening, problem-solving, and planning with care. Across our portfolio, Resident Services demonstrated a simple truth: housing stability is built through comprehensive support that meets families where they are. In 2025, our eviction prevention work reflected that model: 93% of households approved for eviction filings ultimately made payments, helping maintain an overall 1% eviction rate for the year. That outcome was driven by early intervention, strong partnerships, and an unwavering commitment to keeping families housed.

At the same time, rising needs were clear. While we can celebrate our team effort of maintaining a 1% eviction rate this year, far below the national average of 8%. We saw a 25% increase in food access needs at the People's Pantry, and we expanded healthcare, mental wellbeing, transportation, and other supports. Together, these realities reinforced that comprehensive support systems are essential to lasting stability for neighbors facing complex challenges.

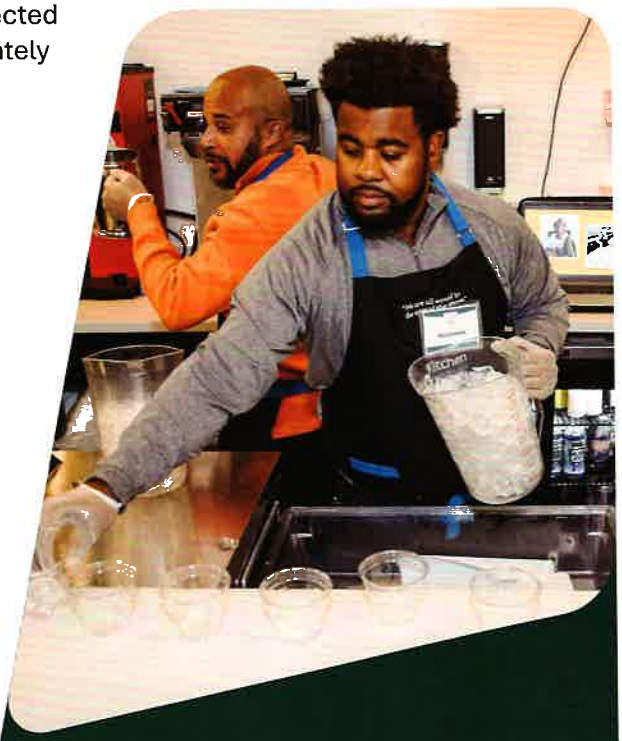
### Resident Leadership

This year, the True Ground Housing Resident Council formalized and grew to 15 members who meet monthly. Council leaders provide direct input through participation in Resident Services committee meetings. Establishing this group that now is self-governing has been years in the making, and we are already seeing how their involvement and perspective will strengthen advocacy within their communities.

### Resident Voice

Through our annual needs assessment, we focused on residents' hopes and goals—like the delivery driver who wants to start a catering business, the cleaner who dreams of becoming a nurse, and the security guard aspiring to be a personal trainer. These are more than data points; they are the futures our work is built to support.

To strengthen coordinated care, we also welcomed our first Permanent Supportive Housing Coordinator, deepening partnerships for approximately 200 PSH households and working alongside property management and case managers to support resident wellbeing.



> *"Our housing stability and eviction prevention work stands as a model for the field: 93% of households approved for eviction filings ultimately made payments, maintaining an overall eviction rate of 1% for the year."*
>
> **- Marquan Jackson**

### Investing in Resident Services benefits the community

Resident services is not only a wise investment that supports our neighbors in need, it is a cost saving investment as well. While there certainly is a cost to maintaining a staff of 21, the team pays for itself by stabilizing communities, something True Ground does very well. Our team costs nearly $1,100 per household per year across our 25 properties. Because of our successful eviction prevention tactics, we prevented 340 evictions, the equivalent of nearly $1.2 million in savings, given that eviction costs are estimated to be high as $3,500 according to credit reporting provider ESUSU. As our portfolio expands, deeper investment in this work will be essential to keeping residents housed and enabling them to reach their dreams.

### A path to sustainability

As we look ahead, we find ourselves asking: What does sustainability mean for resident services at True Ground? Through a social work lens, sustainability is not only about maintaining programs—it means deepening partnerships, and ensuring residents have consistent access to a continuum of care that is responsive, trauma-informed, and promotes long-term stability and self-determination.

We're strengthening the tools behind this work—pairing resident voice and stories with measurable outcomes, a refined performance matrix, and a nimble, dynamic team. This keeps us centered on the work, always ready to learn, improve, and show impact with integrity.

With the steadfast support of partners and funders, we're proud to share our progress to date, and are excited to move forward with intentionality, grounded in what we can build alongside residents and communities.

> *"To move into a brand-new building is a blessing; it's clean, convenient, and a quiet place to live. The staff at Riggs Crossing are so friendly and helpful. I love it here, this is my answered prayer."*
>
> **- Benita B.**, Resident

# 2025 Resident Services Highlights

## Who We Serve

**6,000 +**
Residents across 25 properties

**~25%**
Residents under the age of 18

**~18%**
Residents over the age of 62

## Housing Stability

**1%**
Eviction rate with 93% prevented

**72**
Residents secured rental assistance

**$1M**
Relief provided for rent and utilities from 2024-2025

## Community Engagement

**85%**
Households who participated in events, programs and 1:1 meetings

**1,200+**
Programs hosted across all properties

# ...2025 Resident Services Highlights continued.

## Upward Mobility

**84%** Households supported through the EASE pilot's rent reduction and matched savings program

**795** Residents established credit scores for the first time with ESUSU

**61%** Improved credit scores since 2023

**88** Financial wellness programs hosted

**25** Households established Child Savings Accounts

**19** Residents supported through the Individual Development Account program

## Health and Wellness

**17,500** Pounds of food distributed with Arlington Food Assistance Center

**513** Households received groceries at the People's Pantry

**370** Events hosted

## Resident-Centered Opportunity and Leadership

**15** Members of Resident Council, now fully self-governing

**256** Extracurricular scholarships awarded

# Loudoun County, VA

## Deepening Housing Stability and Opportunity

According to Harvard University's Joint Center for Housing Studies report, State of the Nation's Housing 2025, housing unaffordability is rising in older adults aged 65 and up, with more than 30 percent of households cost burdened. More than half of these households pay over 50 percent of their income for housing. True Ground recognizes and builds upon residents' strengths, proactively connecting them with resources to help them independently achieve their goals. By championing housing stability, we honor the seniors' capabilities as they lead fulfilling, dignified lives in vibrant communities.

**PROGRAM SPOTLIGHT:**

### Building Peace of Mind

Resident Services Coordinator Kelley Vallecillo recognized many residents at Loudoun View qualified for additional financial support, but needed assistance navigating the process. She and the team partnered with residents and Loudoun Cares to secure $205,000+ in rental relief, stabilizing 31 households, and fostering independence and peace of mind. Multilingual support and navigation ensured all neighbors could maintain their homes and financial wellbeing.

*"Everything happened - my disability ended, I had surgery, I could not work my job. Then this Loudoun Cares also happened, and I had help to pay my rent. I did not have to have worry, I did not have to have stress."*

- **Ellie K,** Resident

# Loudoun County, VA

**RESIDENT VOICE SPOTLIGHT:**

### Building Peace of Mind

Ms. Faridah Abdul-Latif, one of the first residents to move-in to Loudoun View in 2022, exemplifies leadership and community spirit. She volunteers at the building's onsite food distribution, partnering with Loudoun Hunger Relief to foster unity and support among neighbors. As an active member of the Resident Council, Ms. Faridah has helped organize a Vision Care Fair across eight properties, broadening access to essential health resources. Her dedication and impact are celebrated in Serve Virginia, highlighting her role as a catalyst for positive change.

> *"Loudoun Cares rental assistance has been a valuable resource for Loudoun View Senior residents. Older residents on a fixed income shared how they often worry about rising prices, and participating in the program has allowed them feel relief and peace."*
>
> **- Kelley Vallecillo,**
> Senior Resident Services Coordinator,
> Loudoun View Senior Residences

## 2025 Real Estate Milestones: The Linden

**FAST FACTS:**

- The Linden broke ground in March 2025, and is expected to open in summer 2026.
- When complete, The Linden will provide 130 affordable homes for older adults and is anticipated to open in 2026.
- The Linden Senior Residences is the first phase of a future multigenerational community in Loudoun—welcoming older adults now, with a planned second phase of family housing on a nearby site so neighbors of all ages can live and grow together.
- The Maple, the second phase, is in pre-development and securing key financing toward a summer 2026 closing.

# Fairfax County, VA

## Celebrating Healthy, Vibrant, and Accessible Senior Communities

Social connection and community are critical for everyone, but they become increasingly vital as we age - strengthening resilience, purpose, and wellbeing. According to a recent national AARP study, 40% of U.S. adults over 45 now report being lonely, a significant increase from 35% more than a decade ago. Additionally, the AARP Foundation states that nearly 1 in 5 Americans over 65 experience social isolation. With our focus on comprehensive health and wellness programs and free shuttle transportation, we supported seniors' ability to thrive independently and maintain a great quality of life.

**PROGRAM SPOTLIGHT:**

### Healthy Days, Stronger Bonds

Nearly 37 households participated in at least 3 art therapy sessions as well as tai chi and chair yoga. Residents across Ilda's Overlook and Oakwood Meadow took 170+ shuttle trips - an average of more than three rides per week. We connected residents with groceries, nutritious supplemental food at The People's Pantry, and affordable household essentials, as well as visits to museums, libraries, and unique destinations like an Amish market.

**PROGRAM SPOTLIGHT:**

### Community Shines Together

At Ilda's Overlook, a strong community and friendships flourish. In addition to True Ground's program calendar, residents have created their own activity schedule, featuring a monthly book club, an exercise group, lunches, movies, and arts and crafts sessions. A dedicated 99-year-old yoga participant proves that staying active has no age limit.

Oakwood Meadow hosted its second annual Senior Prom, bringing together 100+ seniors from True Ground's communities. "A Night in Paris," included dancing, singing and joy – celebrating neighbors and creating lasting memories.

*"As a nurse, I was always working, but now I'm able to socialize. Social events help you to motivate you to keep on living."*

- **Savoy,** Resident

# Fairfax County, VA

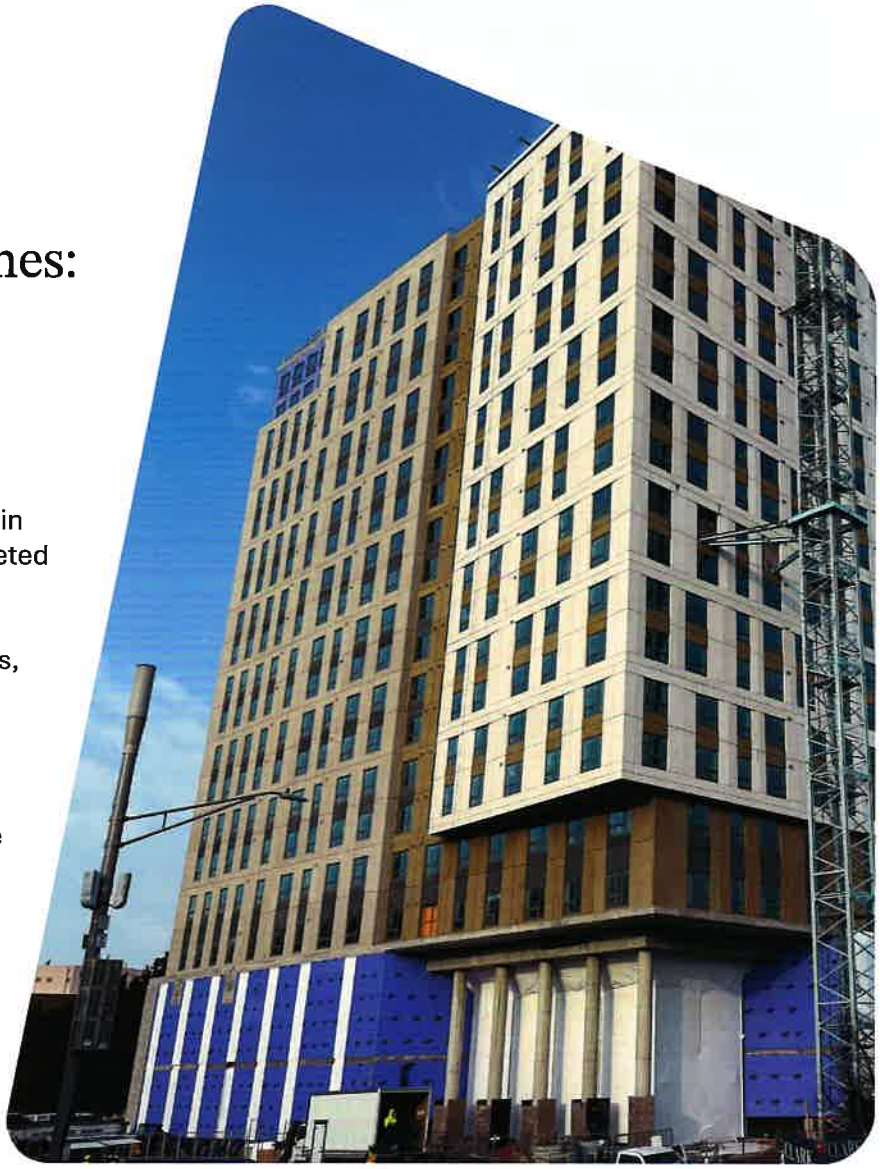
*"Every day when I wake up, I'm always happy because I know that I'm impacting the residents' lives."*

**- Quinten,**
Senior Resident Services Coordinator,
Oakwood Meadow Senior Residences

## 2025 Real Estate Milestones: The Exchange at Spring Hill Station

**FAST FACTS:**

- The building reached its maximum height in July of 2025, and is expected to be completed in the summer of 2027.
- When complete, The Exchange will be the first 100% affordable community in Tysons, creating 516 homes and a new public community center.
- Tysons is a high-opportunity hub for jobs, transit, and amenities—but too often out of reach; this property expands affordable housing choices so more people can live near where they work and thrive.



# Arlington County, VA

## Resilience and Upward Mobility

Arlington remains the heart of True Ground—home to 19 of our 25 communities—and our roots here continue to grow stronger. As affordability becomes harder to reach for more neighbors, our commitment to Arlington families matters more than ever: we continue to pilot what works, strengthen local partnerships, and expand pathways to stability and upward mobility through initiatives like homeownership, financial wellness, and resident-centered supports. Together, we're creating environments where residents can flourish and shape their own trajectory.

**PROGRAM SPOTLIGHT:**

### Achieving Homeownership

Thanks to a partnership with a multifamily condo owner and generous donor, several True Ground residents achieved homeownership for the first time. Eligible residents completed homeownership training, and the donor provided financing two percent lower than the market for the first 15 years of the mortgage. This replicable model also includes an assessment tool to capture best practices—offering a pathway for other property owners who wish to support homeownership.

**PROGRAM SPOTLIGHT:**

### EASE at Gilliam Place

The Ensuring Affordability and Stability for Everyone program (EASE) through our partnership with Arlington Presbyterian Church has expanded, enabling residents to achieve their financial goals and establish savings. Participants have created accountability with one another, encouraging progress and working toward financial goals.

> *"Having group activities inside this community room is such a great way for residents to get to know their neighbors."*
>
> - **Heather Apostol,** Resident Services Coordinator

# Arlington County, VA

**PROGRAM SPOTLIGHT:**

### Art Cafe at Columbia Grove

This program's success led to an expanded weekly session during the school year, creating confident young leaders by cultivating artistic skills, verbal communication, teamwork, and creativity. This evolution underscores our commitment to nurturing potential and strengthening community bonds.

**PROGRAM SPOTLIGHT:**

### The People's Pantry at The Springs

Demand for supplemental food grew early in the year, raising our food purchasing costs to $8,500 per month. By year's end, a network of nearly 10 community partners and local stores—including Whole Foods, Harris Teeter, and Target—made it possible for food to be donated six days a week. This allowed us to redirect funds toward expanding our mobile van delivery program to serve additional communities across the region. At Columbia Grove, expanded distributions now reach an average of 60 families per event, strengthening access to nutritious food and supporting community wellbeing.

## 2025 Real Estate Milestones: Breaking Ground at The Sweeney

**FAST FACTS:**

- The building is named after Jean Sweeny and Jack Sweeney, two of APAH/True Ground's founders.
- The property broke ground in 2025, and will create 432 affordable homes, making it one of the largest affordable developments in Arlington in decades.
- Located in Crystal City / National Landing in Arlington, VA.
- 11-story community with extensive indoor and outdoor amenities, supported by a public-private partnership with Amazon and Arlington County.

## Welcoming Residents to Wholey Legacy Homes

**FAST FACTS:**

- The building opened in December 2025, and is named after Joe and Midge Wholey, two of APAH/True Ground's founders.
- The redevelopment replaced 31 garden-style apartments with 234 new affordable homes in Rosslyn, showing True Ground's commitment to preserving affordability in high-opportunity areas.
- The housing mix includes 84 one-bedrooms, 100 two-bedrooms, and 50 three-bedrooms, serving households earning 30–60% AMI, with 20 homes dedicated to permanent supportive housing.
- Spacious community rooms and amenities were designed to foster connection, dignity, and long-term stability.

Watch the Grand Opening Here

# Washington, D.C.

## Community Engagement and Representation in Riggs Park

Riggs Crossing Senior Residences, which welcomed residents in April of 2025, was shaped by resident input, and has evolved into a vibrant hub for community engagement and connection in the Riggs Park neighborhood of Ward 4. Staff incorporated priorities seniors named in focus groups, including in-unit laundry and other features that support comfort and independence. Riggs Crossing expands affordable options so older adults can age in place with dignity—close to the neighborhood they call home, and the retail located on-site invites even more engagement for residents and the community at large.

**RESIDENT VOICE SPOTLIGHT:**

### Rooted in Riggs Park

We facilitated meetings with Ward 4 Councilmember Janeese Lewis George, who visited our community to share valuable resources and connect residents with local opportunities in DC.

**PROGRAM SPOTLIGHT:**

### Community Garden

Residents began planting in the community garden with the hopes to expand the program in 2026. The benefits of gardening for seniors, both in terms of physical and mental health are wide-ranging, including physical and mental fitness, and connecting more deeply with their neighbors.

**PROGRAM SPOTLIGHT:**

### Supporting Healthy Living

Diverse exercise classes included seated exercise, yoga, and Latin dance classes, promoting healthy habits and honoring residents' desire to stay active. Toward the end of the year, the team expanded its offerings and began engaging with SWAT Fitness who will be providing classes to residents in 2026.

*"The best part of being a senior is living at Riggs Crossing. It has been everything I wanted and needed, and a place I can call Home. Riggs Crossing was a Gift from God."*

- **Brenda R.,** Resident

# Washington, D.C.

**PROGRAM SPOTLIGHT:**

### Supporting Healthy Living

In the fall, the team hosted a food distribution pop-up with fresh produce in partnership with My Active Senior and United Healthcare, one of several grocery giveaways. More than 30 residents and community members attended, signaling True Ground's capacity to be a community hub across Ward 4.

## 2025 Real Estate Milestones: Riggs Crossing Senior Residences

**FAST FACTS:**

- Welcomed Mayor Bowser and Riggs Park partners to the grand opening celebration in April 2025.
- 93 all-affordable senior homes (studios–2BR), walkable to Fort Totten Metro, with10 reserved for permanent supportive housing.
- Amenities include 10,000 sq. ft. retail, wellness suite, club room, and outdoor gathering spaces.
- True Ground's first property in Washington, D.C.

Watch the Virtual Tour of Riggs Crossing with Mitch Crispell

# Montgomery County, MD

## Empowering Youth and the Next Generation

Education and engagement are at the heart of True Ground's approach to empowering children, youth, and families. By creating opportunities that cultivate leadership, inspire creativity, and strengthen family and community bonds, multiple generations thrive. Every interaction with True Ground staff is designed to uplift and celebrate the potential within every child and family who call True Ground home. This focus on the next generation remains is core to True Ground's commitment to help families one day rise beyond the need for affordable housing. Through strategic investments and partnerships, we continued to support children across the spectrum, beginning with early child development through college preparation, while ensuring our programming was flexible to meet young peoples need as they evolved.

**PROGRAM SPOTLIGHT:**

### Mentorship and Memories for Teens

The Street Outreach Network offered weekly boys' and girls' groups from mid-September to December, providing mentorship and essential items such as backpacks, as well as hair styling techniques and football camps. A water park trip in the summer created joyful, memorable experiences, strengthening community bonds.

**PROGRAM SPOTLIGHT:**

### Inspiring Young Entrepreneurs

Weekly youth programs launched in fall 2025 fostered entrepreneurship and leadership. Participants learned how to take a concept and create an actionable plan. Future iterations hope to inspire business launches and incubation.

The "Dare to Dream" initiative was one of those business development programs that inspired youth to pursue their dreams and build entrepreneurial mindsets. Young learners like Jaleisha were excited to learn about entrepreneurship and appreciated the opportunity to connect more closely with peers in their community.

> *"This was a fun and easy way to learn how to run and start your own business. A opportunity that not every child is able to experience or get. The teacher who helped us during the Dare to Dream program was very kind and respectful which made the experience even more enjoyable for me as well as everyone else."*
>
> **- Jaleisha J.**

# Montgomery County, MD

## 2025 Real Estate Milestones: Office Building Acquisition

**FAST FACTS:**

- True Ground acquired an office building adjacent to the Woodside Place community (formerly Falkland Chase) in downtown Silver Spring.
- The Woodside Place leasing office and community spaces will be located here in 2026.
- Additional purposes are being explored to utilize the community spaces to support financial wellbeing and other programming.

# Financial Outlook

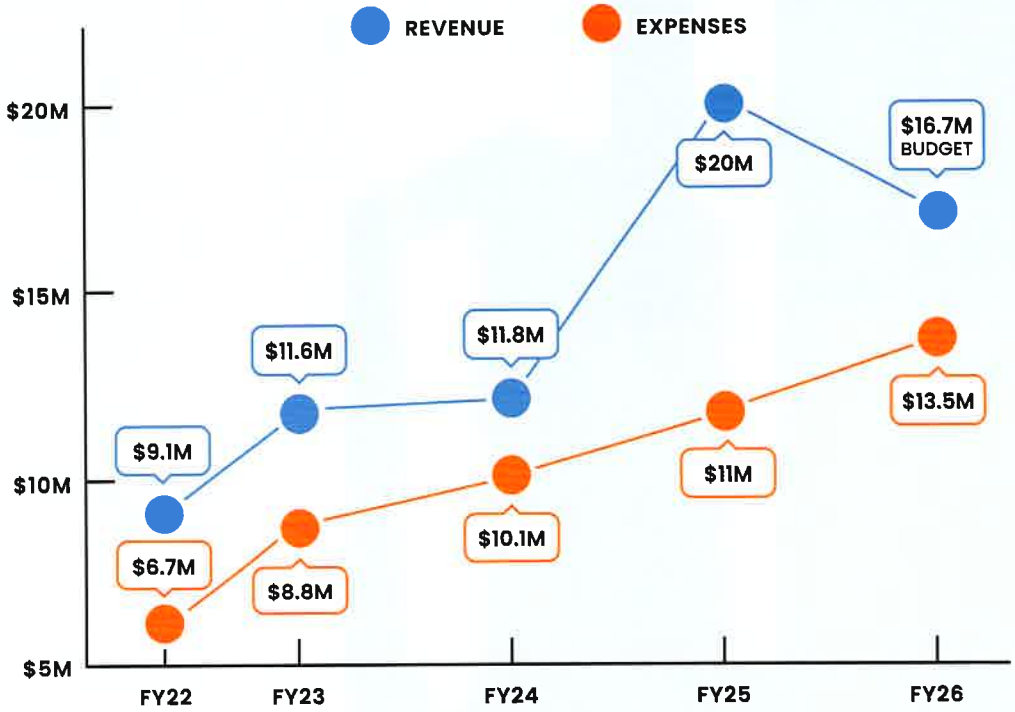
True Ground Housing Partners takes immense pride in stewarding our financial resources to strengthen our communities, achieving an annual average revenue increase of 20% over the last five years. This growth is attributed to a combination of strategic initiatives to increase philanthropic outreach and a commitment to continue developing and managing award-winning properties. The positive financial trajectory has had a tangible impact on our work, raising over $20 million dollars this past year allowed us to extend our reach and support our residents and communities.

Consequently, we have grown to over $1.16 billion in assets, further enhancing our capacity to fulfill our mission, strengthening our position as a top affordable housing provider in our region. Our ongoing commitment to excellence in operational efficiency helps to ensure our financial health for the future and the significant outcomes we are achieving.

While we are excited about the growth True Ground has experienced, we understand that the affordable housing market is constantly evolving. We reinvest a considerable amount of our income back into the organization, to help us realize our mission of delivering as many homes to as many members of the community as possible. This pragmatic approach is not only reasonable as we balance our growth, but it is essential to maintain the financial health and wellness of True Ground and the residents it serves.

**Kenneth Burton**
**CHIEF FINANCIAL OFFICER**

## True Ground Housing Partners



# Why Your Giving Matters

Your gift powers True Ground to support our neighbors in need with the dignity, hope, and opportunity they deserve. Because home means more than shelter or place to sleep, it means belonging. By giving, you power our mission to provide quality affordable housing paired with resident-centered programming, so more neighbors can make the most of their home and live their dreams.

Visit truegroundhousing.org/ways-to-give/
or Scan this QR Code to make a gift today!

## Volunteer

Your time is a powerful investment. We invite you to consider serving individually or as part of a group. Together, we can create meaningful, lasting impact.

**Sign up to volunteer with True Ground and help build stronger communities today.**

Visit our SignUpGenius at tinyurl.com/tgvol

## Host a Donation Drive

Housing is the foundation — but stability is built through support and community. Donation drives provide essential items that help residents feel secure, supported, and at home.

**Host a donation drive and help turn housing into home.**

Drop off collected items at True Ground Housing Partners, 4318 N Carlin Springs Rd, Arlington, VA 22203.

## Advocate & Stay Informed

Do you receive True Ground's monthly email Ground Up? This is a great way to stay informed about the latest news from True Ground, and how to advocate for equitable solutions in your community.

**To learn more, sign up here**

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